

MEDINA CITY COUNCIL BOARD OF APPEAL AND EQUALIZATION MINUTES OF APRIL 6, 2005

The City Council of Medina, Minnesota met in session for the Local Board of Appeals and Equalization meeting on April 6, 2005 at 6:34 p.m. at the Medina City Hall. Mayor Bruce Workman presided.

Members present: Brinkman, Workman, Smith

Members absent: Weir, Cavanaugh

Also present: City Administrator Chad Adams; City Assessor Rolf Erickson; Mike Carroll, Rolf Erickson's Associate; LuAnn Hagen, Representative of the Hennepin County Assessor's Office

Rolf Erickson provided an overview of the tax system. He stated that citizens should go to the County Board of Equalization if they do not agree with the City's decision. He explained that his numbers are based on mass appraisals, not specific neighboring comparables.

Mayor Workman stated that the Council will review requests based on the first-come, first-serve list presented to Council. Council will make decisions after each individual request.

Sally Mackin, 1715 Hamel Road

Discussion was held on the written request. **No action was taken.**

Christl Larson, 1512 Hunter Drive

Larson stated that 92% increase over last 7 years is too much. Erickson discussed limited market value being phased out in 2007. Erickson clarified that demand is driving these market value increases. **No action was taken.**

Leslie Borg, 1400 Hamel Road

Bordt explained the 24% increase from last year. Estimated market value is \$803,000 in 2005. Erickson provided detail on the breakdown of land and building values, and that allowance is being made for low-land. Bordt added that the house is pre-fab. *Moved by Brinkman, seconded by Smith to reduce value to \$730,000 (equally off all items).* **Motion passed unanimously.**

Diane Brady, 4700 Pioneer Trail (Covey Run)

Brady explained the home was built a year ago and compared value to neighbor's house. Erickson clarified that the neighboring house sold for less, and had less square footage. **No action was taken.**

Carol Schields, 3155 Lakeshore Ave

Schields explained that house resides on the impaired Lake Independence and should be discounted for market value. House was built in 1950. Schields explained other homes in area not selling. Erickson clarified the lake front footage calculation, net is \$3500 per foot for this property, owner has 150' of lakeshore frontage. *Moved by Workman, seconded by Smith to reduce value to \$600,000 (adjusted on home).* **Motion passed unanimously.**

Susan Hartley, 3125 Lakeshore Ave

Hartley stated that house next to hers has not sold and is concerned with property values in general. **No action taken.**

Mark Rodahl, 410 Pheasant Ridge Road

Rodahl explained market value of \$1,040,000 and compared to neighbors market value. The home has 4800 sq. ft. *Brinkman moved, and Workman seconded to reduce value to \$990,000 (adjust on home).* **Motion passed 2-1. (Smith opposed).**

Mike Zeglin, 2873 Lakeshore Ave.

Zeglin explained increase from \$506,000 to \$620,000 and compared to neighbors house that has not sold. Home is 40 years old and has 2700 sq. ft. finished. **No action taken.**

Kelly Donaldson, 3145 Lakeshore Ave

Donaldson explained the increase of 24% from last year. Erickson explained he reduced down already. Donaldson added that refinancing showed a reduced value. Home is 1092 sq. ft. *Moved by Workman, seconded by Brinkman to reduce value to \$400,000.* **Motion passed unanimously.**

Claudia Kauma, 2845 Lakeshore Ave.

Kauma explained the value of the home being at \$574,000 and has 100' of lakefront property. Home was built in 1940, property has road through the middle. *Moved by Smith, seconded by Brinkman to reduce value to \$524,000.* **Motion passed unanimously.**

Robert Garvey, 4350 Hamel Road

Garvey questioned status of homestead and explained increase in market value of the 4700 sq. ft. home, as well as land value. Garvey was questioned subdivision options and was directed to discuss with staff. **No action taken.**

Steven Rourda, 4255 Shoreview Ct.

Rourda explained increase from \$680,000 to \$771,000 and compared to neighbor's property. *Moved by Workman, seconded by Brinkman to reduce value to \$750,000.* **Motion passed 2-1 (Smith opposed).**

Hamel Legion, Hamel Road

Dave Truax explained increases in past few years, and discussed non-profit status. *Moved by Smith, seconded by Workman to reduce value to \$297,000.* **Motion passed unanimously.**

Mark Sime – left early. **No action taken.**

Clint Lueck – left early. **No action taken.**

Doug Dickerson, 2625 Pioneer Trail

Dickerson explained the increase from \$399,000 to \$465,000 and submitted comps. **No action taken.**

Michael Garwood, 2867 Lakeshore Ave.

Garwood explained the 18% increase in the last year, and explained that neighboring house will not sell. Home is 20 years old and has 2900 sq. ft. *Moved by Brinkman, seconded by Smith to reduce value to \$812,000 (building adjustment).* **Motion passed unanimously.**

Richard Hannah – left early. **No action taken**

Bob Raskob – left early. **No action taken.**

Dick Picard – left early. **No action taken.**

Mike Homberger, 3585 Chippewa Road

Hamberger explained increase from \$169,000 to \$207,000 for 2.7 acres w/ house, which he believes to be substandard. **No action taken.**

Robert Lemindo – left early. **No action taken.**

Roy Nelson – left early. **No action taken.**

Marv Berhow – left early. **No action taken.**

Howie Schaber – left early. **No action taken.**

Adjournment

Brinkman moved, Smith seconded to adjourn. Unanimous approval. The Board of Appeals and Equalization meeting was adjourned at 9:05 p.m.

Bruce D. Workman, Mayor

Attest:

Chad M. Adams, City Administrator-Clerk